

**Minutes of the Carlisle Board of Health
March 25, 2014**

Present: Bill Risso (Chairman), Catherine Galligan, Vallabh Sarma, Donna Margolies, Lee Storrs. Also present: Linda Fantasia, Health Agent, Karina Coombs (Mosquito)

MINUTES – It was moved (Galligan) and seconded (Margolies) to approve the minutes of 2/25/14 as amended. Motion passed 5-0-0.

BILLS – nothing pending.

ADMINISTRATIVE REPORTS

Health and Medical Coordinating Coalitions (memo from Fantasia): Mass. Office of Preparedness and Emergency Management (OPEM) and the Department of Public Health (DPH) are in the process of reorganizing the current five emergency response regions into six regional Health and Medical Coordinating Coalitions. This is in response to new national priorities requiring a regional infrastructure. During an emergency, the HMCC will serve a multi-agency coordination function. The current regions believe that the opportunity for input into the reorganization has been limited. There is concern that HMCC will result in reduced funding at the local level and more funding for healthcare entities. In addition the state decided to merge Regions 4A and 4B without consultation. Region 4B consists of large cities surrounding the City of Boston including the Cambridge Health Care Alliance. Region 4A consists of 34 small to medium size communities along Rt. 128. The Boston U. School of Public Health has received a grant to help establish the HMCC. A Request for Proposals to staff and implement the reorganization will be released in November. Board members can review the mandate at www.bu.edu/sph-coalitions. Region 4A representatives are concerned that the role of public health is unclear; local emergency planning funding will be reduced, there is no role for the local emergency directors, pharmacies should be included as one of the health disciplines, and financial support of the HMCC's may eventually fall to the local communities. Region 4A intends to send a letter explaining its concerns to OPEM and the Commissioner of Public Health. The Board agreed that although a regional structure can be of value, it should not replace local public health efforts. The Board will also send a letter to the Commissioner in support of the issues being raised by 4A.

Emergency Notification – Fantasia explained the local emergency communication systems: Homeland Health Alert Network (HHAN) for state alerts; Blackboard Connect for citizen notifications; HAM radio operations, and Government Emergency Telephone System (GETS) for local telephone override. Jeff Brem's GET's card was deactivated. Risso will be enrolled.

CHNA 15 meeting – Fantasia attended the recent General Meeting. Concord reported on their Community Health Assessment. The results indicated mental health and stress as being community health priorities. Concord is looking into ways of addressing the concerns. Mini grants emphasizing collaborations are now available. Bedford was funded for a Hoarding Task force collaborative grant.

Web Emergency Operations Center (WEB EOC) – DPH conducted a Resource Request drill today for all 34 Region 4A communities. Twenty-two responded within the one hour time frame (including Carlisle).

MRC Informational Event – Risso, Margolies, and Fantasia attended the event. The speaker was Lt. Colonel Spellacy from the National Guard. He explained National Guard response protocols during an emergency including their authorities and chain of command for deployment. The event had a very good turnout for the MRC. The April event will cover nursing responsibilities in a shelter – but also shelter topics in general.

Non-Criminal Disposition Procedures – Fantasia provided a summary of the process. The Conservation Commission has a book of tickets that they are willing to share, although they have never issued one.

DISCUSSION ITEMS

90 Long Ridge Road –The new lot was recorded on March 14, 2014 Book 237 Page 76 at the Middlesex North Registry of Deeds. The survey plan delineates the nitrogen easement. The Board agreed that whereas it normally requires any revisions to a plan to be overlaid on the original, the proposed remedy was acceptable since there are no changes to the construction or locations of the septic system or well. Owner Jeff Brem is selling the lot which abuts his proposed 40B development. The lot lines have changed in order to relocate the driveway. The total lot area is now (2.0 acres). As part of the overall 40B wastewater treatment, Brem has arranged that 90 Long Ridge Road will grant a Nitrogen Credit Easement for the benefit of the new development. This easement area cannot be used for any other waste water treatment. The septic design was originally approved in 2006, received a one year extension in 2009 and extended again under the 2010 Permit Extension Act until 6/28/14. The current plan of record does not include the nitrogen easement or show the new lot lines. Brem agreed to attach an updated survey plan showing the new lot size, lot lines and easement to the plan of record for the septic system. In addition he modified the required design flows from 660 GPD to 625 GPD for the five bedroom house by prohibiting the installation of a garbage grinder. No changes were made to the septic system or well locations. The Board requires proof of recording prior to release of the construction permit for the septic system or drilling of the well. The well is being drilled next week.

The Board agreed that it is important for the Board to approve any septic and/or well designs that may have a bearing on the proposed 40B development because of its controversial nature. The position of the Board is that only the Board shall make decisions that involve larger developments, not the agent or engineering consultant. Since the new lot at 90 Long Ridge Road will have a direct impact on the proposed 100 Long Ridge Road wastewater treatment the Board is required to review permitting issues.

It was moved (Galligan) and seconded (Sarma) to accept revised survey plan for 90 Long Ridge Road (aka Lot 1 and Lot S), recorded at the Middlesex North Registry of Deeds, Book 237 Page 76 on 3/14/14, showing new lot lines, lot size and delineating a proposed Nitrogen Loading Restriction Easement and revising Plan of Record entitled “Subsurface Sewage Disposal System, Long Ridge Road, prepared by Meisner, Brem Corp. dated 10/14/05” approved on 5/29/09 and the 2010 Permit Extension Act, changing the required design flows from 660 GPD to 625 GPD in accordance with local and state regulations for a five bedroom house (no garbage grinder allowed). Motion passed 5-0-0.

81 RUSSELL STREET (CARLISLE MEADOWS) – Senior Residential Open Space Community Present: George Dimikarakos of Stamski & McNary, Brendon Giblin and J.J. Cohen of Brendon Properties.

Dimikarakos explained that the proposed Senior Residential Open Space Community (SROSC) will consist of sixteen age restricted dwelling units in eight buildings. The units will be privately owned and situated on a 13.65 acre lot. The remainder of the property (21.46) will be retained as Open Space. The Special Permit application is currently before Planning Board. The Board of Health is required to provide comments on the suitability of the property for siting a septic system and well. The development will have a single shared system and a public water supply well (PWS). The Board’s consultant Rob Frado had reviewed soil logs and lot layout and provided comments to the Board. Issues that need to be addressed include treatment of woodwaste and shallow depth of some of the test pits indicating either ledge or very large, immovable boulders. Test pit 9 shown at the edge of the leach field had only 3’ of depth before refusal. Frado recommended keeping the system away from this test pit. He recommended doing additional testing before finalizing the septic design. Testing was done out of season as allowed under the Board’s new regulation. High groundwater was determined by soil mottling in the range of 32” to 48” deep. Buffer zone issues will need to be addressed if the leaching area is moved. Dimikarakos said they do plan on doing additional testing and they are currently working with the Conservation Commission on the Buffer Zone issues.

In addition to the PWS the Board noted that a private well will be required to feed the fire cistern. This requires a local permit. The Board will also want a dedicated escrow account for repairs and/or replacement of the septic system. This is an additional fund to the PWS reserve account and capital improvement account. The Board will want direct access to these funds during an emergency. This is a new issue for the Board and currently under review for another development. The concern is that if a problem is not being addressed by the owners, the Board can access funds directly to have the problem remedied thereby avoiding having to use town funds and then seeking reimbursement. Dimikarakos said there will be a Master Deed setting up a Homeowner’s Association (HOA). The

HOA will be responsible for maintaining the common structures. The Board should not have to worry about maintenance or compliance with conditions. The Board noted that this has not been its experience with other special permit developments in town even when there is a professional property manager involved. The Board expects at a minimum an Annual Report on the finances, pumping results and water meter readings. A Title 5 Inspection will be required every 3 years. Since the system will be larger than 2000 GPD the Board will require a groundwater mounding analysis and a limit of 5 mg/L of nitrogen at the property border. The Board agreed to forward a copy of the Benfield Farms conditions for reference. The conditions give a good outline of the groundwater monitoring and financial security required by the Board. The Board also noted that it will eventually want an Operations and Maintenance Manual on both the Well and Septic System. The Board has created an outline of what should be included.

The Board reviewed the unit floor plan. The system is designed for 32 bedrooms (two bedrooms per 16 units). The Board was concerned that each unit has a first floor study which could be a bedroom and a second floor craft room which could also be used as a bedroom. Dimikarakos said the units are deed restricted to two bedrooms. At least one resident must be 55 years old and no one under 18 can live there permanently. Owners are made aware of the restrictions when they purchase a unit. Dimikarakos said the HOA is responsible for enforcement. The Board still felt there was an opportunity for abuse with the current floor plan; owners are not necessarily the best enforcers of their neighbors. Giblin said there is a time limit on non-resident occupancy which precludes additional fulltime residents. Risso asked about modifying the opening to the study so that it will not have the privacy required of a bedroom. The Board noted that some of the units may also have a finished room in the basement. Although the number of bedrooms is limited to two, the square footage of each unit with garage is close to 3000 s.f. This is not a small residence. Dimikarakos said each unit will have a water meter. Excessive readings would be a good indicator that there is a problem either with occupancy or use. Meter flows are reported to DEP for the PWS. The Board asked to be copied.

The Board agreed that annual reporting is important but it needs to happen regularly to be effective and without numerous reminders from the Board. The Board is interested in the initial and long term operation of the septic system and water supply. As owners change, it becomes more difficult to control what happens in a unit. The Board wants assurances that there is sufficient oversight both in the near term and long term should there be a problem. Catastrophic failures have been known to happen in multi-unit developments. If the HOA fails to enforce conditions there should be consequences such as a fine. The Board discussed setting a single date for HOA Annual Reporting, such as June 30th, the end of the fiscal year. The Board noted that although the purpose of tonight's review was to prepare comments for the Planning Board, it wanted the developer to be aware of the Board's overall issues so they can be properly addressed. Dimikarakos said they would provide more information on these issues as the design work continues.

DISCUSSION ITEMS (continued)

Rabies Clinic – The clinic was held at town hall on March 15th. Dr. Tiffany Rule and a technician from Countryside Veterinarian Hospital (CVH) administered the shots. A total of 37 pets were vaccinated (20 dogs, 17 cats). The clinic was open to non-residents and posted on the Animal Welfare and Control Bureau website. Student volunteers received community service credits. People attending the clinic were extremely grateful for the convenient location and low cost. Galligan prepared a summary on how the clinic was funded. Income per pet was \$10. Direct costs were vaccine and supplies, out of pocket expenses and additional staff. In kind service was veterinarian's time and travel (4-5 hours), veterinary technician's hours (covered by CVH) and student volunteers. The Board's assistant worked five hours at the clinic. It was assumed that the assistant's overtime would be paid from the clinic proceeds by crediting a portion of the proceeds to the Board's operating account. The Board was informed that it was not possible to reimburse the operating account. All of the residual funds must be turned into the General Fund. The Board will need to pay the wages from its operation account.

Board members discussed how important the clinic is to the health of the community. Rabies continues to be a serious health risk. Unvaccinated pets that come in contact with wildlife present a significant risk to their owners. The town has held an annual clinic for a number of years due to the volunteer efforts of local veterinarians. The clinic also provides public education on animal welfare. CVH does the clinic as a community service and offers any proceeds as a donation to the town. They think that the donation is being used to benefit local pets rather than the General Fund. The fact that historically the clinics have had a positive cash flow due to volunteer efforts should be

recognized. The Board agreed to collect data from the last three clinics to justify funding a future line item in the Board's operating account.

Medical Marijuana – the Board had received copies of a proposed Medical Marijuana regulation from the Littleton Board of Health. The regulation deals with the operation of a Registered Medical Dispensary (RMD). The town has a zoning bylaw amendment that will be voted at the annual town meeting. The bylaw deals with location but not operations. The state is responsible for licensing RMD's. How the facility is managed is more under the local authority's purview, such as hours of operation, staff credentialing, products available. The Board will check with DPH to see if there are guidelines for the above. The Board may consider establishing its own regulation for the dispensing of medical marijuana.

Hazardous Waste Collection – May 31st 9-12 at the DPW facility. Galligan reviewed the contract which is the same as last year's except it allows pricing for quarter loads. Medical needles and sharps will also be collected. They must be brought to the collection site in an approved container sealed with tape. Residents will be asked to place the container in the boxes. Containers are available for \$4.50 ea. at the Board's office.

Tick Awareness Event – April 30th at the Lincoln School Auditorium. Dr. Alfred DeMaria (DPH), Dr. Steven Rich (UMass) and Kurt Upham (OhDeer) have agreed to be the panelists. The event is being organized by the Middlesex Tick Task Force.

149 Russell Street – mold complaint. An Advisory Letter was sent certified and regular mail to the owner that the house should not be occupied until the mold had been remediated. Both letters were returned by the post office. The Board instructed Fantasia to contact the lender to put them on notice.

There was no further business. Meeting voted to adjourn at 8:55 pm.

Respectfully submitted,

Linda M. Fantasia,
Recorder